

This certifies that there are no delinquent ad valorem taxes, fees, assessments or other liens which the Brunswick County Tax Collector is charged with collecting, that are a lien on: Parcel Number (3) see below as notated by the Brunswick County Assessor's Office. This is not a certification that the parcel number matches the deed description.

12/13/2021
Date (Assr) Tax Col. / Del. Tax Spec.



B4761 P0574 12-13-2021 08:56:19.000
Brenda M. Clemmons PROP
Brunswick County, NC Register of Deeds page 1 of 5

Return to Sunset Town of Beach Type FS
5 Total 26 Rev 8 Int. NR
Ok \$ 14 Ck # 40 Cash \$ 40
Refund 14 Cash \$ 40 Finance 40

- ☒ Portions of document are illegible due to condition of original.
☒ Document contains seals verified by original instrument that cannot be reproduced or copied.

The attorney preparing this instrument has made no title examination of the property and expresses no opinion as to title.

Prepared by the Law Offices of G. Grady Richardson, Jr.

General Description: Parcel #1: Parcel ID: 256J-A-003 (350.257 acres)
Parcel #2: Parcel ID: 256P-A-032 (197.09 acres)
Parcel #3: Parcel ID: 256N-D-001-01 (54.71 acres)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into on this 7 day of December 2021, by and between **Sunset Beach West, LLC, 1574 Monster Buck Est NW Supply, NC 28462**, a North Carolina Limited Liability Company, and **Big Pine Holdings, LLC, 1574 Monster Buck Lane Supply, NC 28462**, a North Carolina Limited Liability Company (collectively, all of the foregoing, "Grantors"); and, the **Town of Sunset Beach, 700 Sunset Blvd. North Sunset Beach, NC 28468**, a North Carolina Municipal Corporation, (hereinafter, "Grantee").

WITNESSETH:

That Grantors for good and valuable consideration the sufficiency of which is hereby acknowledged, have and by these presents do acknowledge, grant, bargain, sell, convey and forever quitclaim unto the Grantee, its successors and assigns, all right, title, claim, and interest of the Grantors in and to all of those certain parcels of land located in the County of Brunswick, State of North Carolina, being conveyed herein as more particularly described as follows:



See Attached Exhibit "A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the Grantees free and discharged of all right, title, claim, or interest of the Grantors or anyone claiming by, through, or under said Grantors.

And the Grantors covenant that Grantors are seized of said property in fee and have the right to convey the same; that the same is free from encumbrances except any encumbrances or restrictions mentioned above, and set forth below.

Title to the property is subject to the following exceptions:

The provisions of all applicable zoning and land use ordinances, statutes and regulations; and,

All applicable utility and other easements of record; and,

Ad valorem taxes for the current year; and,

The designation Grantors and Grantees, as used herein, shall include said parties and their respective successors and assigns where permitted.

IN TESTIMONY WHEREOF, Grantors have caused this instrument to be executed under seal and in such form as to be binding, this the day and year first above written.

[SIGNATURE FOLLOWS ON SUBSEQUENT PAGE]

Sunset Beach West, LLC,

Gregory S. Gore (SEAL)
By: Gregory S. Gore, Manager/Member

Samuel N Varnam (SEAL)
By: Samuel N. Varnam, Manager/Member

STATE OF North Carolina
COUNTY OF Brunswick

I, Leilani M Lewis, a Notary Public of the County and State aforesaid, certify that Gregory S. Gore, either being personally known to me or proven by satisfactory evidence by current state or federal identification with the principal's photograph in the form of a NCDL, personally appeared before me this day and acknowledged that his is Manager/Member of Sunset Beach West, LLC, a North Carolina Limited Liability Company, and that he, as Manager/Member, being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purposes stated



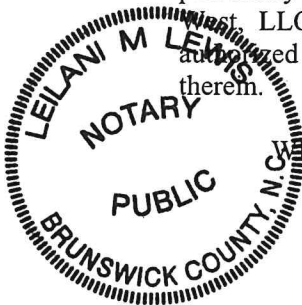
WITNESS my hand and official stamp or seal, this 7 day of Dec, 2021

Leilani M Lewis
Signature of Notary Public

My Commission Expires:
10/19/2025

STATE OF North Carolina
COUNTY OF Brunswick

I, Leilani M Lewis, a Notary Public of the County and State aforesaid, certify that Samuel N Varnam, either being personally known to me or proven by satisfactory evidence by current state or federal identification with the principal's photograph in the form of a NCDL, personally appeared before me this day and acknowledged that his is Manager/Member of Sunset Beach West, LLC, a North Carolina Limited Liability Company, and that he, as Manager/Member, being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purposes stated



WITNESS my hand and official stamp or seal, this 7 day of December, 2021

Leilani M Lewis
Signature of Notary Public

My Commission Expires:
10/19/2025



Big Pine Holdings, LLC

Gregory S. Gore (SEAL)
By: Gregory S. Gore, Manager/Member

Samuel N. Varnam (SEAL)
By: Samuel N. Varnam,
Manager/Member of Tidal Ventures, LLC

STATE OF North Carolina
COUNTY OF Brunswick

I, Leilani M Lewis, a Notary Public of the County and State aforesaid, certify that Gregory S. Gore, either being personally known to me or proven by satisfactory evidence by current state or federal identification with the principal's photograph in the form of a NC DL, personally appeared before me this day and acknowledged that his is Manager/Member of Big Pine Holdings, LLC, a North Carolina Limited Liability Company, and that he, as Manager/Member, being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 7 day of December, 2021

Leilani M Lewis
Signature of Notary Public

My Commission Expires:

10/19/2025

STATE OF North Carolina
COUNTY OF Brunswick

I, Leilani M Lewis, a Notary Public of the County and State aforesaid, certify that Samuel N. Varnam, either being personally known to me or proven by satisfactory evidence by current state or federal identification with the principal's photograph in the form of a NC DL, personally appeared before me this day and acknowledged that his is Manager/Member of Tidal Ventures, LLC, a North Carolina Limited Liability Company, and that he, as Manager/Member, being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 7 day of December, 2021

Leilani M Lewis
Signature of Notary Public

My Commission Expires

10/19/2025

EXHIBIT "A"

From Sunset Beach West, LLC to Grantee, Town of Sunset Beach:

Brunswick County Tax Parcel Identification Numbers:

256JA003

256PA032

And, being all of that certain land lying in a northerly direction of Riverside Drive and lying south of the right of way of the U.S. Intracoastal Waterway.

For Back Reference, see Deed Book 3489, Page 546; and, Deed Book 3003, Page 1110

From Big Pine Holdings, LLC to Grantee, Town of Sunset Beach:

TRACT ONE- Being all of Riverside Drive, a thirty foot road right of way, as shown on a survey map entitled *Map of Sunset Beach, eastern End, Blocks 40E, 40F, 13, 14R & 15R, Part 1 and 2*, by Gerrit C. Greer, R.L.S., dated September 8, 1975, and recorded in the Office of the Register of Deeds for Brunswick County, North Carolina in Map Cabinet H at Page 358; said survey map incorporated herein by reference for greater certainty of description. For Back Reference, See Deed Book 264, Page 24.

TRACT TWO- Being all of that certain marsh area lying in the northerly direction of Riverside Drive and lying south of the Right of Way of the U.S. Intracoastal Waterway. For Back Reference, see Deed Book 264, Page 24.